

**Town of Arrowsic  
Planning Board Minutes  
June 4, 2012**

Present: Will Neilson, Chair; Chris Brett, Roger Heard, Geoff Cartmell, Matt Caras, Mike Kreindler, CEO

The meeting was called to order at 7:05 PM by Will Neilson.

1. Conditional Use Permit for Phillip Packard #CU12-01PB. The application involves addition of an entry platform and steps in the front of the house between the front and side door (Map/Lot No. 003/044). The house is a non-conforming structure in the Resource Protection District. A site walk was conducted prior to this meeting. Will reviewed the requirements of Section 4.2 concerning the completeness of the application. Roger pointed out that the existing concrete step near the side door was not shown on the plan submitted with the application. Mike added this detail to the plan. Mike mentioned that if there is no earth work done by machinery, then there is no need for a permit by rule from the DEP. Roger moved to find the permit with the amended plan complete. Chris seconded. All voted in favor. The requirements of Section 1.3.2 were then reviewed. The area of the proposed platform falls within the allowable less than 30% expansion provided for non-conforming structures. There was found to be no increase in the non-conformance.

The provisions of 4.2.3 were then reviewed by the board.

Will not result in unsafe or unhealthy conditions. All agreed.

Will not result in erosion or sedimentation. All agreed.

The board agreed to add language to the permit, "At all times, during and after construction, provision shall be made to prevent soil erosion and sedimentation of surface waters."

Will not result in water pollution. All agreed.

Will not result in damage to spawning grounds, fish, aquatic life, bird and other wildlife habitat. All agreed.

Will conserve shoreland vegetation. All agreed.

Will conserve the visual points of access to waters as viewed from public facilities. N/A

Will conserve actual points of public access to water. N/A

Will conserve natural beauty. All agreed.

Will avoid problems associated with flood plain development and use. All agreed.

The provisions of 3.0 Performance Standards were then reviewed by the board. All agreed that the permit was in conformance with these standards with the addition of

the condition concerning soil erosion discussed above. Chris moved to grant the permit, Roger seconded and all voted in favor.

2. Minutes of April 2. Geoff moved to accept the minutes as amended. Roger seconded and all voted in favor.
3. Minutes of May 7. Roger moved to accept the minutes as written. Geoff seconded and all voted in favor.
4. Minutes of Public Hearing May 30. Roger moved to accept the minutes as written. Chris seconded and all voted in favor.
5. Roger moved to adjourn. Geoff seconded and all voted in favor. The meeting adjourned at 9:05.

Submitted by Chris Brett, Secretary